

north and west, Kaiser Drive to the south, and Kiely Boulevard to the east. Central Park is located on the east side of Kiely Boulevard, east of the project site.

3.5 PROJECT CHARACTERISTICS

3.5.1 Proposed Land Uses

The proposed project would develop a mix of residential units on the approximately 26-acre site. As part of the project, the existing buildings, including the buildings on Parcel 3, would be demolished and the site would be developed with a total of 806 housing units, including multi-family (apartments), single-family attached (town houses and row houses), and single-family detached at an overall density of 31.0 dwelling units per acre. The proposed land uses are shown in **Figure 3.0-3, Proposed and Surrounding Land Uses** and the site plan is shown in **Figure 3.0-4, Technical Site Plan**. The land uses are also summarized below in **Table 3.0-1, Gallery at Central Park Housing Type Summary**. A brief description of each of the proposed land use designations is provided below.

Multi-Family Apartment Units

The proposed project would allow for the development of up to 536 apartment units on Parcel 2 in the eastern portion of the site. The apartment units would be contained in two four-story buildings: north multi-family and south multi-family. The north multi-family building would house 274 apartment units and the south multi-family building would house 262 apartment units. Each multi-family building would be four stories in height (between 40 and 50 feet) and would include one-, two-, and three-bedroom units ranging in size from approximately 750 square feet to 1,290 square feet. The total proposed apartment mix includes 249 one-bedroom units, which would account for 47 percent of the units; 263 two-bedroom units, which would account for 49 percent of the units; and 24 three-bedroom units, which would account for 4 percent of the units. All units would have two covered parking spaces within enclosed parking structures. Guest parking would be provided on the private streets developed within this portion of the site. The apartment complex would provide 24-hour on-site management.

Single-Family Attached – Row Houses

The proposed project would allow for the development of up to 73 single-family attached row houses on Parcel 3. This housing would be three stories high (between 30 and 32 feet) and would include two- and three-bedroom units that would range in size from approximately 1,150 square feet to 1,650 square feet. A total of 40 two-bedroom units are proposed; each unit would have garages with two tandem parking spaces. The remaining 33 units would be three-bedroom units with two-car garages. Guest parking would be provided on the private streets developed within this portion of the project site.

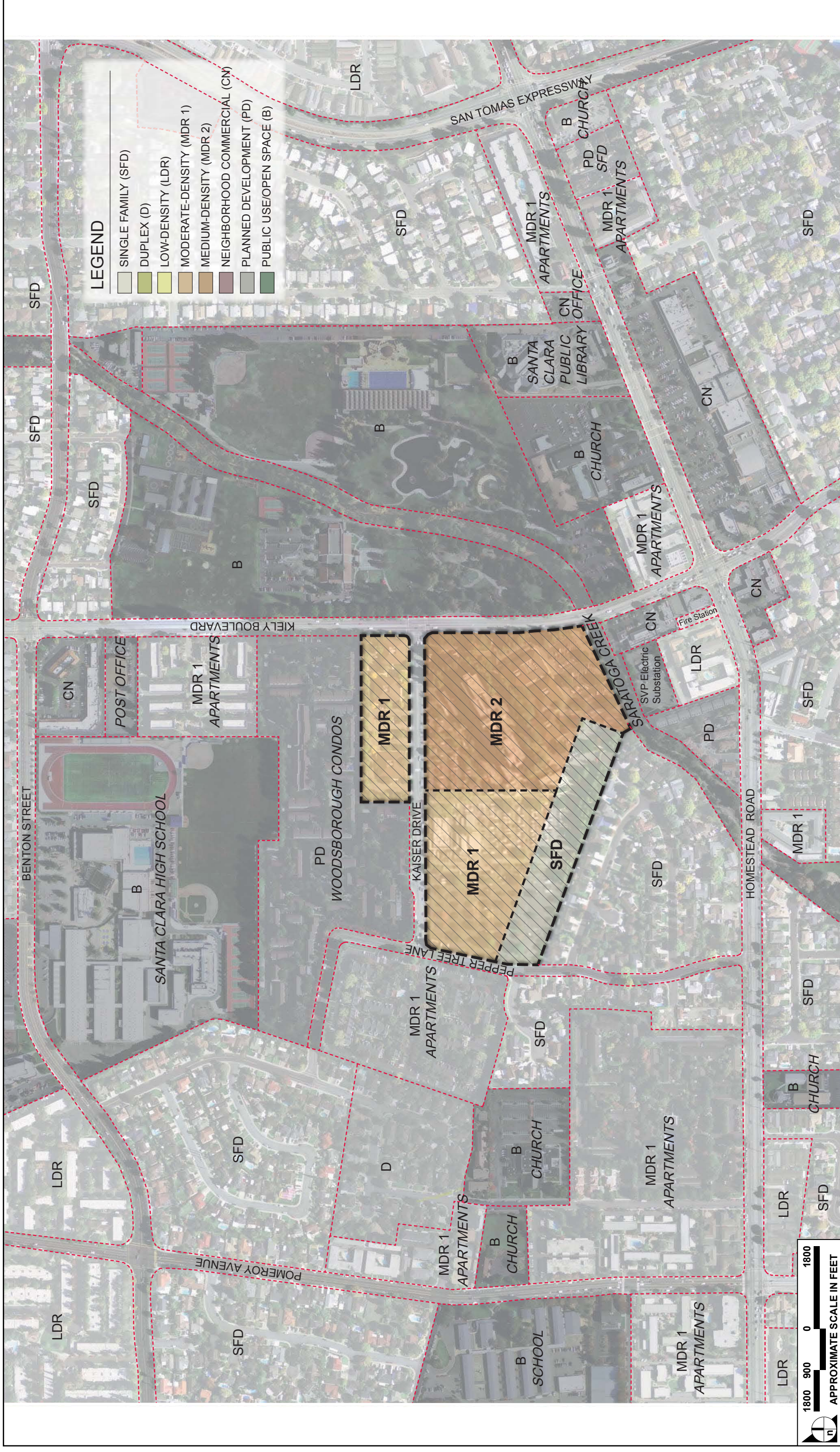


FIGURE 3.0-3

Proposed and Surrounding Land Uses